

**OUTLINE OF TESTIMONY OF REPRESENTATIVES OF THE APPLICANT,  
BO MENKITI, DAVID ROODBERG AND/OR JIM STIEGMAN**

- I.** Introduction of Development Team
  - A.** Menkiti Group
  - B.** Horning Brothers
  - C.** Brookland Properties, Inc.
  
- II.** Development of Proposed Project
  - A.** Genesis of Design
  - B.** Integration with Existing Community
  
- III.** Consistency with the Brookland/CUA Metro Station Small Area Plan
  - A.** Land Use and Neighborhood Character
  - B.** Economic Development and Neighborhood Amenities
  - C.** Connectivity
  
- IV.** Community Outreach
  
- V.** Benefits and Amenities
  - A.** Multi-Generational Community Park
  - B.** Undergrounding of Utilities Along Monroe Street
  - C.** First Source Agreement and Use of Local Businesses
  - D.** Exemplary Architecture and Urban Design

## **OUTLINE OF TESTIMONY OF PROJECT ARCHITECT, PHIL ESOCOFF**

### **I. Introduction**

#### **A. Architect, Esocoff & Associates**

### **II. Site Location and Description**

#### **A. Overview of Site, Surrounding Area, and Land Use**

#### **B. Site Planning and Compatibility with the Surrounding Area**

#### **C. Guidance from Brookland/CUA Metro Station Small Area Plan**

### **III. Project Design**

#### **A. Building Massing and Setbacks**

#### **B. Streetscape and Design Details**

#### **C. Site Circulation, Parking and Loading**

#### **D. LID Attributes of the Project**

### **IV. Areas of Requested Relief**

#### **A. 55 Foot Loading Berth**

#### **B. Roof Structures**

### **V. Conclusion**